

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charleston

State: SC

PJ's Total HOME Allocation Received: \$12,672,343

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	<div>96.56 %</div>	<div>94.76 %</div>	<div>4</div>	<div>91.92 %</div>	<div>83</div>	<div>86</div>	
% of Funds Disbursed	<div>81.20 %</div>	<div>81.87 %</div>	<div>6</div>	<div>82.65 %</div>	<div>32</div>	<div>31</div>	
Leveraging Ratio for Rental Activities	<div>13.89</div>	<div>6.18</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>83.00 %</div>	<div>89.08 %</div>	<div>8</div>	<div>81.09 %</div>	<div>26</div>	<div>28</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>84.37 %</div>	<div>65.23 %</div>	<div>3</div>	<div>68.72 %</div>	<div>72</div>	<div>76</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>93.79 %</div>	<div>82.88 %</div>	<div>5</div>	<div>79.93 %</div>	<div>72</div>	<div>79</div>	
% of 0-30% AMI Renters to All Renters***	<div>43.69 %</div>	<div>33.96 %</div>	<div>6</div>	<div>44.94 %</div>	<div>45</div>	<div>46</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>97.31 %</div>	<div>94.77 %</div>	<div>6</div>	<div>94.87 %</div>	<div>38</div>	<div>38</div>	
Overall Ranking:			In State: <div>3 / 10</div>	Nationally: <div>71</div>	<div>73</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$10,255</div>	<div>\$13,337</div>		<div>\$25,717</div>	<div>483</div> Units	<div>80.90 %</div>	
Homebuyer Unit	<div>\$26,572</div>	<div>\$33,465</div>		<div>\$14,669</div>	<div>31</div> Units	<div>5.20 %</div>	
Homeowner-Rehab Unit	<div>\$11,964</div>	<div>\$21,120</div>		<div>\$20,391</div>	<div>83</div> Units	<div>13.90 %</div>	
TBRA Unit	<div>\$0</div>	<div>\$548</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00 %</div>	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$108,114	\$132,964	\$14,027
State:*	\$76,165	\$9,739	\$22,592
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	27.9	6.5	2.4	0.0	Single/Non-Elderly:	14.9	19.4	13.3	0.0
Black/African American:	70.9	90.3	97.6	0.0	Elderly:	58.1	9.7	68.7	0.0
Asian:	0.9	0.0	0.0	0.0	Related/Single Parent:	23.2	35.5	7.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.3	25.8	4.8	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0	Other:	1.5	9.7	6.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.2	3.2	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	67.0	22.6	47.0	0.0	Section 8:	44.3	0.0 [#]		
2 Persons:	13.8	25.8	31.3	0.0	HOME TBRA:	0.0			
3 Persons:	11.3	22.6	6.0	0.0	Other:	1.3			
4 Persons:	4.3	6.5	8.4	0.0	No Assistance:	54.5			
5 Persons:	2.6	6.5	3.6	0.0					
6 Persons:	1.1	6.5	2.4	0.0					
7 Persons:	0.0	9.7	0.0	0.0					
8 or more Persons:	0.0	0.0	1.2	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				19

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston

State: SC

Group Rank: 71
(Percentile)

State Rank: 3 / 10 PJs

Overall Rank: 73
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	83	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	84.37	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	93.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	97.31	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.86	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

